

# APPENDIX

## Section 51 Value Reviews (Prop 8) – Comparison of Factored Base to Current Assessment

### SEC. 51 – THE LAW AND HOW IS EFFECTS YOUR VALUES

R&T Code Section 51 states that the taxable value of real property shall be the lesser of Base Year Value or Full Cash Value. The Assessor recognizes the responsibility to enroll the appropriate values during a declining market. This reduction is a form of assessment relief which is applied when a Property's taxable value exceeds the current market value.

### VALUE REVIEWS IN SHASTA COUNTY AS OF JANUARY 1, 2020

In recognition of the current market values as of the January 1, 2020 lien date, the Shasta County Assessor's Office reviewed 12,174 Section 51 values from the January 1, 2019 assessment roll. This review resulted in the reduction on 10,656 properties.

% Change compared to Base Year Value	Prop 8 Count	% of Total Count
60% or more	600	5.63%
50% - 60%	551	5.17%
40% - 50%	827	7.76%
30% - 40%	1,778	16.69%
20% - 30%	2,500	23.46%
10% - 20%	2,734	25.66%
up to 10%	1,666	15.63%
<b>Totals</b>	<b>10,656</b>	<b>100.00%</b>

## Section 51 Value Reviews (Prop 8) – Comparison of 2019 to 2020 Prop 8 Values

% Change compared to 2019 Prop 8 Value	2020 Prop 8 Count	% of Total Count
20% or more	325	3.06%
10% to 20%	860	8.10%
5% to 10%	2,044	19.24%
0% to 5%	2,437	22.94%
0%	4,278	40.27%
0% to -5%	194	1.83%
-5% to -10%	145	1.36%
-10% to -20%	148	1.39%
Over -20%	192	1.81%
<b>Totals</b>	<b>10,623</b>	<b>100.00%</b>

### SEC. 51 – PROP 8 VALUE COMPARISONS TO PRIOR YEAR

In an effort to review the change in market value from January 1, 2019 to January 1, 2020, the Assessor's office has analyzed the market value change. These comparisons have not been adjusted for items such as new construction or disposals during 2019 which would not have been included in the January 1, 2019 value.

Note: 1,518 assessments were restored to a Prop 13 base year value. This could be the result of a change in ownership or based on the market value review which was greater than the factored base year value.

**Base Year to Prop 8 Values for January 1, 2020**

**Shasta County Summary Review**

		<b>VALUES</b>				
		<b>No. of Asmts</b>	<b>Land</b>	<b>Improvement</b>	<b>Manufactured Home</b>	<b>Total</b>
<b>Redding</b>	<b>Base Year Values</b>	4,531	707,157,655	1,695,380,521	15,874,373	2,418,412,549
	<b>Prop 8 Values</b>	4,531	417,587,188	1,314,508,697	10,282,082	1,742,377,967
	<b>Total Reduction</b>		<b>289,570,467</b>	<b>380,871,824</b>	<b>5,592,291</b>	<b>676,034,582</b>
<b>Anderson</b>	<b>Base Year Values</b>	437	76,109,284	144,391,615	649,604	221,150,503
	<b>Prop 8 Values</b>	437	51,636,060	112,885,165	398,967	164,920,192
	<b>Total Reduction</b>		<b>24,473,224</b>	<b>31,506,450</b>	<b>250,637</b>	<b>56,230,311</b>
<b>Shasta Lake</b>	<b>Base Year Values</b>	561	46,834,589	75,884,445	4,533,508	127,252,542
	<b>Prop 8 Values</b>	561	24,360,200	72,586,550	2,532,391	99,479,141
	<b>Total Reduction</b>		<b>22,474,389</b>	<b>3,297,895</b>	<b>2,001,117</b>	<b>27,773,401</b>
<b>Unincorporated</b>	<b>Base Year Values</b>	5,127	635,128,453	923,047,962	19,405,779	1,577,582,194
	<b>Prop 8 Values</b>	5,127	373,813,014	737,824,565	12,611,091	1,124,248,670
	<b>Total Reduction</b>		<b>261,315,439</b>	<b>185,223,397</b>	<b>6,794,688</b>	<b>453,333,524</b>
<b>Shasta Co Total</b>	<b>Base Year Values</b>	10,656	1,465,229,981	2,838,704,543	40,463,264	4,344,397,788
<b>Shasta Co Total</b>	<b>Prop 8 Values</b>	10,656	867,396,462	2,237,804,977	25,824,531	3,131,025,970
	<b>Total Reduction</b>		<b>597,833,519</b>	<b>600,899,566</b>	<b>14,638,733</b>	<b>1,213,371,818</b>

	<b>Secured Asmts</b>	<b>Sec Prop 8 Asmts</b>	<b>% Reduction</b>	<b>Total Reduction</b>	<b>Property Tax Dollars @ 1%</b>	<b>Shasta County Portion @ 13%</b>
<b>Redding</b>	37,142	4,531	12.20%	676,034,582	\$6,760,346	\$878,845
<b>Anderson</b>	4,352	437	10.04%	56,230,311	\$562,303	\$73,099
<b>Shasta Lake</b>	5,300	561	10.58%	27,773,401	\$277,734	\$36,105
<b>Unincorporated</b>	51,059	5,127	10.04%	453,333,524	\$4,533,335	\$589,334
<b>Shasta Co Total</b>	<b>97,853</b>	<b>10,656</b>	<b>10.89%</b>	<b>1,213,371,818</b>	<b>\$12,133,718</b>	<b>\$1,577,383</b>

## Comparison of 2019 to 2020 Base Year and Prop 8 Values

### Shasta County Summary Review

		January 1, 2019	January 1, 2020	Difference	% Change
<b>Redding</b>	<b>Number of Asmts</b>	5,265	4,531	-734	-13.94%
	<b>Base Year Values</b>	2,595,478,606	2,418,412,549	-177,066,057	-6.82%
	<b>Prop 8 Values</b>	1,859,109,389	1,742,377,967	-116,731,422	-6.28%
	<b>Total Reduction</b>	736,369,217	676,034,582	-60,334,635	-8.19%
<b>Anderson</b>	<b>Number of Asmts</b>	492	437	-55	-11.18%
	<b>Base Year Values</b>	232,093,308	221,150,503	-10,942,805	-4.71%
	<b>Prop 8 Values</b>	172,427,968	164,920,192	-7,507,776	-4.35%
	<b>Total Reduction</b>	59,665,340	56,230,311	-3,435,029	-5.76%
<b>Shasta Lake</b>	<b>Number of Asmts</b>	679	561	-118	-17.38%
	<b>Base Year Values</b>	146,357,120	127,252,542	-19,104,578	-13.05%
	<b>Prop 8 Values</b>	111,635,231	99,479,141	-12,156,090	-10.89%
	<b>Total Reduction</b>	34,721,889	27,773,401	-6,948,488	-20.01%
<b>Unincorporated</b>	<b>Number of Asmts</b>	5,738	5,127	-611	-10.65%
	<b>Base Year Values</b>	1,708,221,224	1,577,582,194	-130,639,030	-7.65%
	<b>Prop 8 Values</b>	1,217,980,798	1,124,248,670	-93,732,128	-7.70%
	<b>Total Reduction</b>	490,240,426	453,333,524	-36,906,902	-7.53%
<b>Shasta Co Total</b>	<b>Number of Asmts</b>	12,174	10,656	-1,518	-12.47%
	<b>Base Year Values</b>	4,682,150,258	4,344,397,788	-337,752,470	-7.21%
	<b>Prop 8 Values</b>	3,361,153,386	3,131,025,970	-230,127,416	-6.85%
	<b>Total Reduction</b>	1,320,996,872	1,213,371,818	-107,625,054	-8.15%
<b>Secured Asmts</b>	97,586	97,853	267	0.27%	
<b>Secured Prop 8 Asmts</b>	12,174	10,656	-1,518	-12.47%	
<b>% Reduction</b>	12.48%	10.89%	-1.59%	-12.71%	
<b>Total Reduction</b>	1,320,996,872	1,213,371,818	(107,625,054)	-8.15%	
<b>Property Tax Dollars @ 1%</b>	13,209,969	12,133,718	(1,076,251)	-8.15%	
<b>Shasta County Portion @ 13%</b>	1,717,296	1,577,383	(139,913)	-8.15%	

## **Section 170 – 2020 Disaster Relief Review of Carr Fire Restorations**

Revenue and Taxation Code section 170 provides that if a calamity such as fire, earthquake, or flooding damages or destroys property, the taxpayer may be eligible for property tax relief. In such cases, the assessor reappraises the property to reflect its damaged condition. In addition, when it is rebuilt in a like or similar manner, the property will retain its prior value (Proposition 13) for tax purposes.

In July 2018 Shasta County residents suffered greatly from the Carr fire. As a result, the Assessor's staff enrolled 1,225 reductions which included 1,123 secured parcels. During the calendar year 2019, restorations and transfers for the 2020 assessment roll were enrolled as follows:

	COUNT	VALUE
Secured Calamity Reductions Enrolled	1,123	\$183,784,080
Secured Restorations Enrolled (2020)	150	\$17,636,487
<b><u>OPEN PERMITS (CIP)</u></b>		
Construction in Progress as of Jan 1, 2020	238	
<b><u>OTHER TRANSFERS</u></b>		
Change in Ownerships	175	
Base Year Transfers to New Home	111	